



Planning Department

7/14/08 (6)

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630
planning@acton-ma.gov

MEMORANDUM

To: Steven Ledoux, Town Manager **Date:** June 18, 2008

From: Roland Bartl, AICP, Planning Director

Subject: Peter Pippas Karate Center – Special Use Permit Application for 452 Great Road (#05/0/908-414)
Hearing scheduled on July 14, 2008 (notice below)

Peter Pippas Karate Center is proposing to locate at 452 Great Road, the Collage Mall where the Acton Jazz Café is located. We have in the file a written consent from the property owner (Worker's Credit Union) for this application indicating that they have a lease agreement with the applicant – lease to begin August 1, 2008. The proposed business is classified as Commercial Recreation under the Zoning Bylaw. Commercial Recreation uses with 2000 square feet or more require a special use permit from the Board of Selectmen (Table of Principle Uses – section 3.5.15 and associated footnote 10). The proposed Karate Center would occupy a space somewhat larger than that. The application does not specify the exact size. The Board should ask the applicant at the hearing.

Much like the recent application for Anytime Fitness for a location in Nagog Mall, the Collage Mall is in an appropriate location for this type of business that should raise little or no concerns. Unlike Anytime Fitness this business proposes to operate 'normal' business hours: 9 AM-9 PM on weekdays, and 9 AM to 1 PM on Fridays and Saturdays. Collage Mall is classified under the zoning bylaw as a shopping center. Traffic and parking are already accounted for without need for special review or consideration.

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TOWN OF ACTON NOTICE OF HEARING

The Acton Board of Selectmen will hold a public hearing on July 14, 2008 at 7:55 PM in the Francis Faulkner Hearing Room in Town Hall, 472 Main Street, Acton, on the special permit application #05/29/08-414, of Peter Pippas d/b/a Peter Pippas Karate Center, Section 10.3 of the Zoning Bylaw to locate a commercial recreation use at 452 Great Road, Acton, MA 01720. The application and accompanying plans can be inspected at the Town Hall during normal business hours.

ACTON BOARD OF SELECTMEN

TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 264-9628
Fax (978) 264-9630

Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Steve Ledoux, Town Manager

Date: June 30, 2008

From: Engineering Department

Subject: Review of Special Permit – Pippas Karate Center
452 Great Road

The Engineering Department has reviewed the special permit for Pippas Karate Center at 452 Great Road. The proposal is to allow recreational use of an existing facility that already has an existing sidewalk.

We do not foresee an issue with allowing this request.



TOWN OF ACTON
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Acton, Massachusetts, 01720
Telephone (978) 264-9612
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Steven L. Ledoux
Town Manager

Acton Beacon Legal Ad Division (Barbara)

Below please find a copy of a legal advertisement to appear in the Acton Beacon on June 19 and 26, 2008.

Please send the bill to: Peter Pippas.
1 Chadwick Street
Billerica, MA 01821
978-667-5876

Please send proof copy and tear sheet to:

Town Manager's Office
472 Main Street
Acton, MA 01720
Fax # 978-264-9630

Very truly yours,

Christine Joyce
Town Manager's Office

LEGAL NOTICE
TOWN OF ACTON
NOTICE OF HEARING

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ACTON BOARD OF SELECTMEN

Christine Joyce

From: Roland Bartl
Sent: Friday, May 30, 2008 12:43 PM
To: Christine Joyce
Cc: Manager Department; Cheryl Frazier
Subject: Special Permit application

Christine:

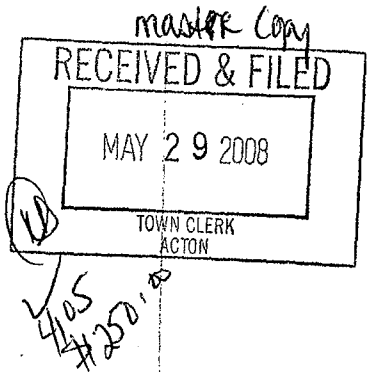
The Town Clerk has on May 29 stamped in another special permit application for a recreation use. The application form and cover letter are attached. Please schedule a public hearing after 35 days from 5/29 - I suggest 7/14, prepare the hearing notice, advertise in the Beacon, etc. and send copy of the hearing notice to Sheryl and me so that we can give it the applicant for mailing to abutters. The proposed Karate studio would be at 452 Great Road, the building where the Acton Jazz Cafe is located. I can't see it causing a controversy or requiring a lengthy hearing.

Thank you

*Roland Bartl, AICP
Planning Director, Town of Acton
472 Main Street
Acton, MA 01720
978-264-9636*

5/30/2008

Town of Acton
Application for a Special Permit
To The
Board of Selectmen



Please type or print your application.

Indicate the special permits requested. The fee for a Special Permit is \$250 unless otherwise noted.

<u>Recreation</u>	Nursing Home	Restaurant
Hotel, Inn or Motel	Combined Business & Dwelling	Lodge or Club
Veterinary Care	Commercial Kennel	Commercial Recreation
Commercial & Trade School	Amusement Facility	Freestanding Sign
Warehouse	Mini-Warehouse	Heating Fuel Sales/Service
Light Manufacturing	Scientific Research/Development/Production	
Reduced Parking Fee = \$100	Drive-Up Bank Fee = \$1000	Service Station Fee = \$1000

If this application is made concurrently with a site plan application, then the fee will be \$100 in all cases.

APPLICANT
Name & Address

Peter Pappas
1 Chadwick St. Billerica
Telephone
978-667-5874

OWNER
Name & Address

WONERS Credit Union

SITE
Location and Street Address of the Property

452 Great Rd.

Tax Map & Parcel Number

Area of Lot ac. Zoning District

452 Great Rd.

If any other permits or site plans have been
granted for the property, give the file numbers:

Telephone

email: nicole - pappas @ excite . com

Twelve (12) completed copies of this application and supporting materials including plan sheets, if any, are required at the time of submission. A certified abutters list taken from the most recent town tax list and certified by the Town Assessor must be included with this application. At a minimum, a 1"=1200' location map must be provided with each copy of the application showing the subject site in relation to other lots, roads, and natural features. Sufficient supporting information must be provided to fully explain the purpose and plans of the applicant - attach additional sheets and plans as necessary. The Board may require additional information as it deems necessary. Each copy of any plan sheets shall be folded so that it will fit neatly into a letter sized file folder.

To Whom It May Concern:

My name is Peter Pippas and I'm the founder, President and Instructor for the Peter Pippas Karate Center.

The purpose of this letter is respectfully requesting your consideration for opening a Karate school to be located at 452 Great Road, Acton Ma.

Our operating hours will be 9AM-9PM Monday – Friday and Saturday 9AM-1PM

Below I have outlined our program for your review.

We offer complete fitness through Martial Arts programs for kids, teens, and adults that benefit your:

- **Mind** – Develop greater discipline, concentration, and self-respect
- **Body** – Increase your flexibility, endurance, and muscle tone

Our Unique Approach

Our classes are very different from those offered at most commercial martial arts schools. Our approach is unique because:

1. We train using **only** the martial arts (**UECHI-RYU**) that have proven most effective in self-defense.
2. Our innovative training methods can be adapted to accommodate **all levels of physical ability, skill, and intensity**. We believe that the most modern, cutting-edge training should be available to – and enjoyable for – everyone interested not just the young and athletically gifted.
3. Our approach is **tailored to the individual**. Whatever your motivation for studying martial arts, we are ready to help you attain your goals.

Adult Program:

- Hone and apply practical self-defense skills
- Reduce stress
- Improve your physical fitness
- Inspire confidence and personal growth
- Enjoy yourself in a dynamic learning environment

Our youth programs help kids:

- Become more physically active
- Positively approach new challenges
- Develop greater confidence and communication skills
- Reinforce important values like respect, personal responsibility, and self-discipline
- Learn practical self-defense skills

I want to thank you in advance for your consideration. I'm available, if required, to discuss this with you at your convenience. I can be reached @ 978-667-5876

Respectively,

Peter Pippas

